

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

119.

of 2011

Licence No. _____

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Propinoters Pvt. Ltd., M/s Excellent Infarmart Pvt. Ltd., M/s North South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi for setting up of a Residential Plotted Colony on the land measuring 100.262 acres falling in the revenue estate of village Kadarapur, Maidawas & Ullawas, Sector-63A, Gurgaon-Manesar Urban Complex.
2. The particulars of the land wherein the aforesaid Residential Plotted Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That licensee shall construct the 12/18/24 m service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - f) That you shall submit the Layout Plan/Zoning Plan of the site as per approved circulation plan of the sector.
 - g) That you shall take permanent access from service road proposed along the development plan road.
 - h) That licensee shall deposit the Infrastructural Development Charges @ Rs 1000/- per sq m for commercial component and @ Rs. 500/- per sq m for plotted component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - i) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - j) That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - k) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of "Director" till these services are made available from External Infrastructure to be laid by HUDA.
 - l) That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - m) That the licensee will not give any advertisement for sale of Commercial component before the approval of zoning plan/building plan.
 - n) That the licensee shall obtain clearance as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - o) That you shall obtain clearance from competent authority, if required, under PLPA 1900 and any other clearance required under any other law.
 - p) That you shall abide by the policy dated 02.03.2010 pertaining to allotment of EWS plots.

Demarcation
plan

Roads
transfer

- q) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- r) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- s) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- t) That the developer will use only CFL fittings for internal as well as for campus lighting.
- u) That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority.
- v) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- w) That you will intimate your office Email ID and the correspondence to this ID by the Department will be treated as legal.
- x) The documents submitted on 28/12/11.
Dated: 28/12/2011.
Place: Chandigarh.

(T.C. Gupta, IAS)
Director General,
Town and Country Planning
Haryana, Chandigarh
tcphry@gmail.com

Endst No. LC-2543/ DS(R)-2011/ 1976/

Dated:- 28/12/11

A copy is forwarded to the following for information and necessary action:-

1. M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Proprietors Ltd., M/s Excellent Inframart Pvt. Ltd., M/s North, South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tawachand C/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi along with copies of ECR and Bilateral Agreement & copy of Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVM, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.
7. Adcl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (n) Above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Jitender Sihag)
Senior Town Planner (E & V)
For Director General, Town and Country Planning
Haryana, Chandigarh

- q) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- r) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- s) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- t) That the developer will use only CFL fittings for internal as well as for campus lighting.
- u) That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two months from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power authority.
- v) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- w) That you will intimate your office Email ID and the correspondence to this ID by the Department will be treated as legal.
- x) The license is valid till 28/12/2011.
Dated: 28/12/2011.
Place: Chandigarh.

(T.C. Gupta, IAS)
Director General,
Town and Country Planning
Haryana, Chandigarh
tcphry@gmail.com

Endst No. LC-2543/ DS(R)-2011/ 1976/

Dated:- 28/12/11

A copy is forwarded to the following for information and necessary action:-

1. M/s Rose Realty Pvt. Ltd., M/s Ananraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hansara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Proprietors Ltd., M/s Excellent Inframart Pvt. Ltd., M/s North, South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi along with copies of DC-TV and Bilateral Agreement & copy of Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (n) Above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) along with original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Jitender Sihag)
Senior Town Planner (E & V)
For Director General, Town and Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcparyana.gov.in - e-mail: tcp hry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 71 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Anantraj Industries Ltd. Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd. Hamara Reality Pvt. Ltd., Sartaj Developers and Promoters Pvt. Ltd., Four Construction Pvt. Ltd. North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd. Kausar Leasing Pvt. Ltd., Smt. Asha Rani w/o Sh. Baru Ram S/Sh. Balraj- Sh. Devi Chand-Sh. Rajinder- Sh. Parhlad Ss/o Sukhvir in collaboration with Anantraj Industries Ltd. C/o A.R.A. Centre, -2, Jhandewalan Extension, New Delhi-55 for development of Residential Plotted Colony over an additional area measuring **7.8625 acres** (in contiguous with licence no 119 of 2011) in the revenue estate of village Kadarapur and Ullahawas, Distt. Gurgaon, Sector-63-A, Gurgaon-Manesar Urban Complex.

2. The particulars of land, wherein the aforesaid Residential Plotted Colony over an additional area is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.

3. The License is granted subject to the following conditions:

- i) That Residential Plotted Colony over an additional area shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved layout plan.
- ii) That conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
- iii) That portion of Sector/Master plan road/green belt, if any which shall form part of the licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area is to be granted, shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- iv) That licensee construct its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specify period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any intuition including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
- v) That licensee shall maintained and upkeep all roads, open spaces, public park and public health services for a period of 5 years from the date of issuance of completion certificate unless earlier relieved of this responsibility and thereon to transfer all such roads, open spaces, public park and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provision of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- vi) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
- vii) That licensee shall take permanent access from service road proposed along the development plan road.


DG, TCP (HR)

- viii) That licensee shall deposit an amount of Rs. 1,59,09,769/- on account of Infrastructural Development Charges @ Rs. 500/- per Sqm for plotted component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
- ix) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- x) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/Govt. agency.
- xi) That licensee understood that development/construction cost of 24/18 m wide major internal roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
- xii) That licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- xiii) That licensee shall obtain clearance from Competent Authority, if required under Punjab Land and Preservation Act, 1900 and any other clearance required under any other law.
- xiv) That licensee shall provide rain water harvesting system at site, as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xv) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- xvi) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- xvii) That licensee shall not create 3rd party right/pre launch before approval of layout/building plans.
- xviii) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, licensee shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount from the plot holders for meeting the cost of internal development works in the colony.
- xix) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- xx) That licensee shall abide with the policy dated 08.07.2013 instructions issued by Department from time to time, related to allotment of EWS Plots.
- xxi) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred if any.
- xxii) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiii) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.

- xxiv) That licensee shall be required to plan shifting of HT line upto 66 KV capacity in the entire colony (comprising earlier licence) underground in consultation with DHBVN at your cost.
- xxv) That licensee shall maintain the required right of way along HT line as per prevailing norms till the same could not be underground.
4. The license is valid up to 28/7/2019.


(Anurag Rastogi)

Director General, Town & Country Planning
Haryana, Chandigarh

Place: Chandigarh


Dated: 29/7/2014

Endst.No.LC-2543-B-JE (S)-2014/ 16792.

Dated: 31/7/14

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

- Regd. 1. Anantraj Industries Ltd. Glaze Properties Pvt. Ltd., Sovereign Buildwell Pvt. Ltd. Hamara Reality Pvt. Ltd., Sartaj Developers and Promoters Pvt. Ltd., Four Construction Pvt. Ltd. North South Properties Pvt. Ltd., Advance Buildcon Pvt. Ltd. Kausar Leasing Pvt. Ltd., Smt. Asha Rani w/o Sh. Baru Ram S/Sh. Balraj- Sh. Devi Chand-Sh. Rajinder-Sh. Parhlad Ss/o Sukhvir in collaboration with Anantraj Industries Ltd. C/o A.R.A. Centre, -2, Jhandewalan Extension, New Delhi-55 (info@anantraj.com) alongwith copy of agreement/bilateral agreement, schedule of land and Z.P. plan.
2. The Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. The Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
 4. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
 5. The MD, Haryana State Pollution Control Board, Panchkula.
 6. The Addl. Director, Urban Estates, Haryana, Panchkula.
 7. The Administrator, HUDA, Gurgaon
 8. The Engineer-in-Chief, HUDA, Panchkula
 9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
 10. Land Acquisition Officer, Gurgaon.
 11. Senior Town Planner (E & V) Haryana, Chandigarh.
 12. Senior Town Planner, Gurgaon along with a copy of layout plan.
 13. District Town Planner, Gurgaon along with a copy of agreement & layout plan.
 14. Chief Accounts Officer, of this Directorate.


(Sanjay Kumar)

District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Licence No. 71 of 2014

1. Detail of land owned by Glaze Properties Pvt. Ltd. 192/1017 share, Sovereign Buildwell Pvt. Ltd. 135/1017 share, Hamara Realty Pvt. Ltd. 509/1017 share, Sartaj Developers & Developers Pvt. Ltd. 158/1017 share, Four Construction Pvt. Ltd. 23/1017 share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	29	7/1/1	<u>K-M</u> 5-13

2. Detail of land owned by Glaze Properties Pvt. Ltd. 1/2 share, Four Construction Pvt. Ltd. 1/2 share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	14	18/3/2/2	<u>K-M</u> 3-0

3. Detail of land owned by Glaze Properties Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	14	13/2/1	<u>K-M</u> 0-6

4. Detail of land owned by North South Properties Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	11	10/2	<u>K-M</u> 2-17
		11/1	<u>1-15</u>
		Total	4-12

5. Detail of land owned by Advance Buildcon Pvt. Ltd. District Gurgaon.


<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	11	6/2/1	<u>K-M</u> 6-0

6. Detail of land owned by Hamara Realty Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	10	1/2	<u>K-M</u> 4-1

7. Detail of land owned by Four Construction Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	Total Area
Kadarpur	4	12/1	<u>K-M</u> 2-2
		13/1/1	2-2
		13/2/1	1-14
Ullahawas	40	11	8-0
		12/1	<u>1-8</u>
		Total	15-6


D.G.T.C.P. (Hr)
24/11/17

Continue on page 2

To be read with L.No. 71/29.7.2014.

8. Detail of land owned by Kausar Leasing Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	15	23/3	<u>K-M</u> 1-13
		24/2/2	2-18
		24/1	<u>4-10</u>
		Total	9-1

9. Detail of land owned by Smt. Asha Rani Wd/o Baru Ram District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	16	8/2/2/1/1	<u>K-M</u> 1-7

10. Detail of land owned by Four Construction Pvt. Ltd. 11/14 share, Sovereign Buildwell Pvt. Ltd. 3/14 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	12	23/2/1	<u>K-M</u> 0-10
		14	0-10
		1/1/1	<u>1-10</u>
		Total	2-10


11. Detail of land owned by Anant Raj Industries Ltd. 1/4 share, Bal Raj S/o Sukhbir 1/8 share, Davi Chand S/o Sukhbir 1/8 share, Rajinder-Prhlad S/o Sukhbir 1/2 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	15	26	<u>K-M</u> 1-2

12. Detail of land owned by Bal Raj S/o Sukhbir 57 1/2/200 share, Davi Chand S/o Sukhbir 35 1/2/200 share, Rajinder S/o Sukhbir 51/200 share, Prhlad S/o Sukhbir 56/200 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>
Kadarpur	15	1/2	<u>K-M</u> 2-3
		2 min	1-7
		9/2	2-16
		10/1	0-16
		11/1/2	0-13
		12/1/1	2-5
		Total	10-0
		Grand Total	62-18

Or 7.8625 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
2014

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 104 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 2.08125 acres in addition to their already granted Licence No. 119 of 2011 dated 28.12.2011 (100.262 acres) and Licence no. 71 of 2014 dated 29.07.2014 (7.8625 acres) falling in the revenue estate of village Kadarapur and Ullawas, Sector 63A of Gurugram-Manesar Urban Complex.

1. The Licence is granted subject to the following conditions:
 - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
 - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - f) That you shall arrange electric connection from outside source for electrification of your colony from HVPN/DHBVNL and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of



Director
Town & Country Planning
Haryana, Chandigarh

external electric services i.e. HVPN/DHVN Haryana and complete the same before obtaining completion certificate for the colony.

- g) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
- h) That you shall use only LED fittings for internal lighting as well as campus lighting.
- i) That you shall convey the 'Ultimate Power Load Requirement' of the entire colony to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- j) That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- k) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- n) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- o) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- p) You shall get the 66 KV HT line laid underground/shifted before approval of zoning plan of Nursing Home.
- q) That you shall deposit the labour cess, as applicable as per Rule.

2. The licence is valid up to 06/09/2024.

Dated: The 07/09/2019.
Chandigarh



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2543-C-JE (VA)-2019/ 21912

Dated: 09-09-2019

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. ✓ Hamara Realty Pvt. Ltd., Four Star Realty Pvt. Ltd., Kausar Leasing Ltd., C/o Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License no...104.....dated.....2019

1. Detail of land owned by Hamara Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	21/2	4-4
Ullawas	38	16/2	0-12
	39	8/2	1-0
		Total	5-16

2. Detail of land owned by Four Star Realty Pvt.Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	4	12/2	3-10
		13/1/2	2-2
		13/2/2	1-14
Ullawas	40	12/2	1-0
		Total	8-6

3. Detail of land owned by Kausar Leasing Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Kadarpur	15	20/1/2	2-11
		Grand Total	16-13

OR 2.08125 Acres

Director,
Town & Country Planning
Haryana

